

Main Road

Darlington DL2 3DY

Offers Over £495,000

Venture PROPERTIES









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Main Road

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- Exceptionally Spacious Six Bedroom Property
- Converted to Modern Speccification
- Bar Area
- Period Building Built in 1745
- Unique Features
- Enclosed Garden to Rear with Optional Off Street Parking
- Bespoke Double Glazed Sash Windows
- Large Open Plan Kitchen Space
- Recently Installed Stove Burner and Flue

Welcome to Main Road in the village of Gainford, Darlington, this exceptional and extremely spacious, end of terrace house offers a unique blend of modern living and traditional character. With six bedrooms, this property is perfect for families or those seeking ample space for guests. The three well-appointed reception rooms provide versatile areas for relaxation and entertainment, while the added feature of a bar adds a delightful touch for social gatherings.

The heart of the home is undoubtedly the modern, high-spec kitchen, which boasts generous proportions and contemporary fittings, making it a joy for any culinary enthusiast. The layout is designed to facilitate both everyday living and special occasions, ensuring that every moment spent here is enjoyable. With many rooms and a seamless flow throughout, this property offers heaps of potential to accommodate your requirements.

In addition to the impressive interior, the property includes optional off street parking to the rear, providing convenience in this desirable location. Gainford is known for its picturesque surroundings and community spirit, making it an ideal place to call home.

This unique converted pub, originally built in 1745, offers a rare opportunity to own a property that stands out from the rest, Combining modern living spaces with distinctive charm. If you are looking to settle down or invest in a remarkable home, this property is sure to impress. Don't miss the chance to experience all that this wonderful residence has to offer. Contact our office to arrange a highly recommended viewing.

Entrance Hallway
Hardwood door to front into the hallway with tiled floor, wider than average staircase to first floor landing, radiator and double doors to lounge. Door to the rear of the property.

Lounge
19'7" x 15'10" (5.99 x 4.84)
Bay windows to the front, spacious room with open aspect to the kitchen. Spotlights to ceiling and radiator.

Kitchen
24'3" x (7.41 x)
An extremely spacious and well equipped kitchen area with white fitted wall, base and drawer units including a central breakfast island providing seating.. Porcelain sink with mixer taps, space for a Range style cooker with fixed extractor over and space for a dining table, chairs and fridge freezer. Spotlights to ceiling, laminate flooring, radiator and concealed boiler with double doors to the rear and two windows.

Dining Room
8'7" x 14'8" (2.62 x 4.49)
Window to rear and ample space for a table and chairs, spotlights to ceiling and radiator.

Reception Room Two
15'0" x 12'1" (4.58 x 3.69)
Bay window to front, recessed feature fireplace into chimney breast wall with recently installed stove burner and flue. Access to the bar area and laminate flooring.

Bar
16'0" x 9'3" (4.90 x 2.83)
With solid panelled feature wall and original beam. Freestanding fully functional bar, plenty of space for seating, spotlights to ceiling and radiator.

Boot Room
5'8" x 5'8" (1.74 x 1.73)
With storage space.

Utility Room /Ground Floor Cloaks
Two separate rooms within a room. This space comprises wash hand basin in vanity unit, vertical radiator and access to utility area where there is space for a washing machine and tumble dryer. Adjacent is a low level, back to wall w.c with sliding barn style door. Part panelled walls throughout the three separate areas, spotlights to ceiling, tiled floor and window to side.

Second Utility Room /Workshop
5'4" x 20'7" (1.63 x 6.29)
Dual wash hand basins and fixed worktops with space for appliances under. Storage area and access to the cellar. Part tiled walls and tiled floor. Three high level windows, door to rear and radiator.

First Floor Landing
Mid staircase window and radiator.

Bedroom One
10'6" x 9'11" (3.21 x 3.04)
Bay window to front with window seat and radiator.

Dressing Room
14'9" x 10'2" (4.50 x 3.11)
Window to front, built in wardrobes and storage.

En-Suite
Obscure window, to rear, walk in double shower with waterfall head and spray. Wash hand basin in vanity unit and low level, back to wall w.c. Heated towel rail and tiled walls and floor.

Bedroom Two
12'9" x 13'8" (3.91 x 4.18)
Windows to front and side, fitted double fronted wardrobes and additional storage cupboards. Radiator.

Bedroom Three
15'3" x 10'4" (4.67 x 3.17)
Window to front, storage cupboards and radiator.

Bedroom Four
8'7" x 10'7" x 12'4" x 8'7" (2.62 x 3.24 x 3.76 x 2.63)
Window to front and side, fitted wardrobe with mirror sliding doors and radiator.

Beroom Five
11'6" x 7'6" (3.51 x 2.30)
Window to front and radiator.

Study /Bedroom Six
5'11" x 11'6" (1.81 x 3.53)
Window to rear and radiator.

Bathroom
Obscure window to rear, large P shaped bath with shower over, spray and screen. Wash hand basin in vanity and low level w.c with heated towel rail.

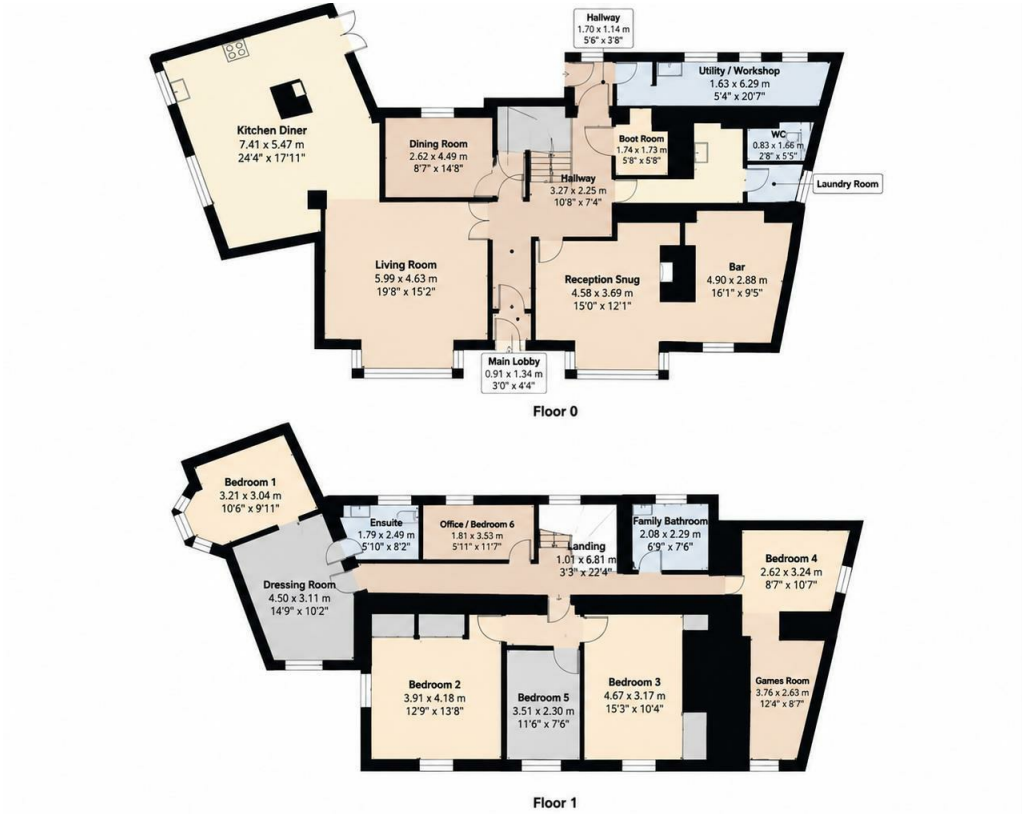
Externally
A corner plot with access to the rear of the property to the side.
An enclosed rear garden mainly laid to paving with raised decking area and pergola roof over; Perfect for outdoor seating. There is also a small artificial lawn area and double gated access allowing for off street parking if required. Outdoor storage and shed.

Tenure
Freehold

Property Details
Local Authority: Durham
Council Tax Band: E
Annual Price: £3,205
Conservation Area Gainford
Flood Risk Very low
Floor Area 2,906 ft 2 / 270 m 2
Plot size 0.11 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
18 Mbps
Superfast
80 Mbps



Approximate total area(1)

265.8 m²

2862 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Property Information

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